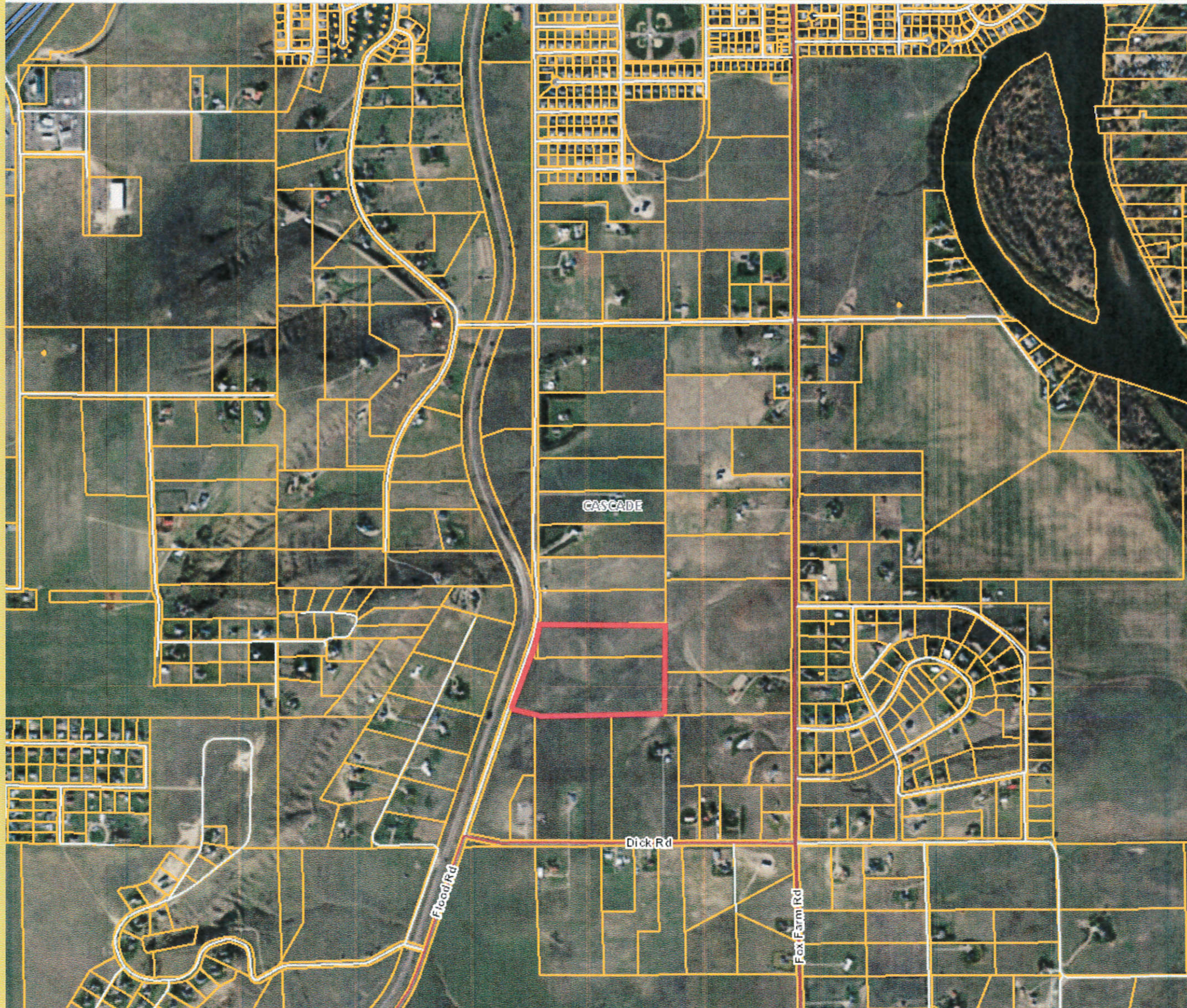


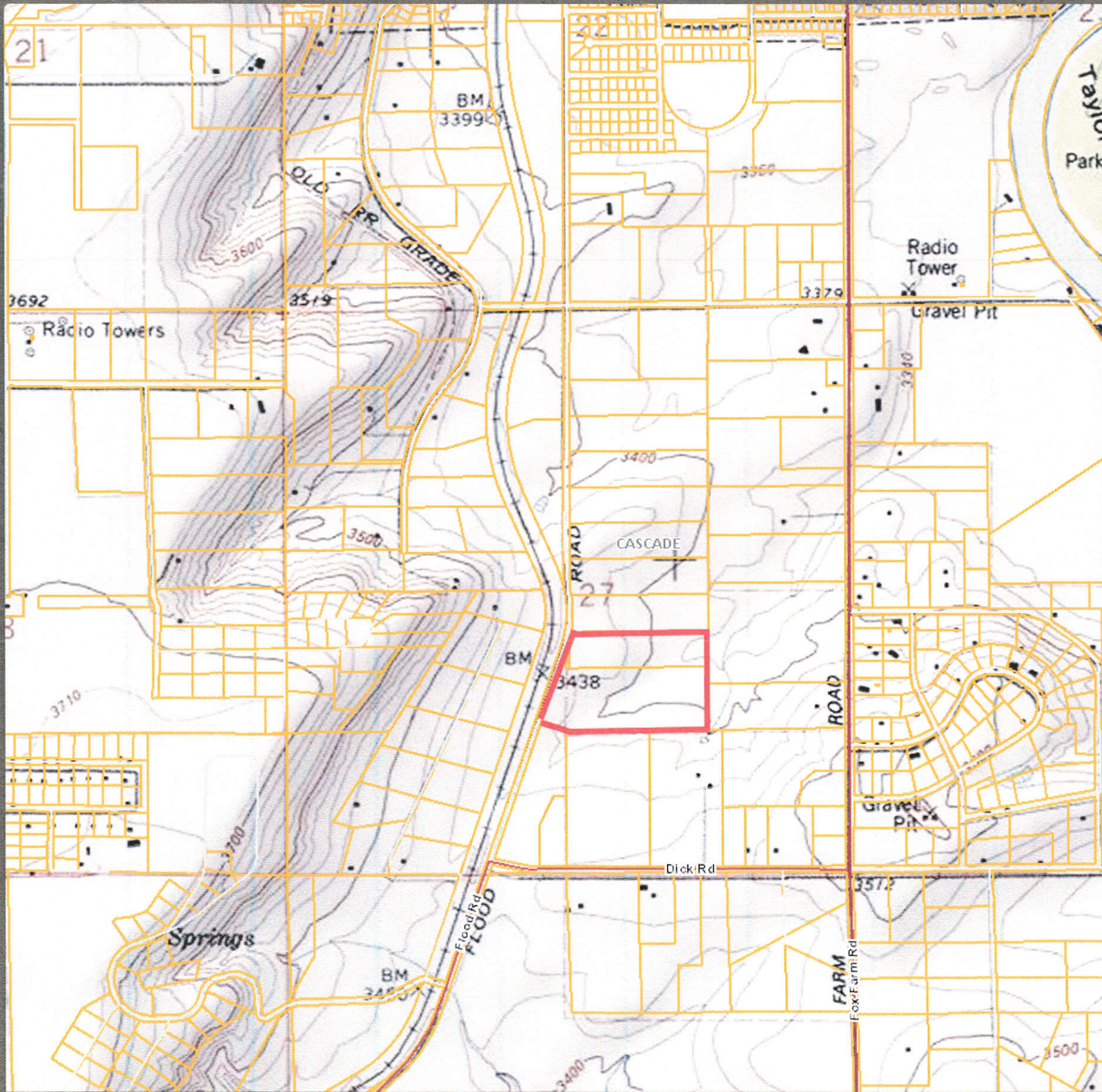
FOX POWER PLANT

A CLOSER EXAMINATION

- COMPARATIVE ANALYSIS NOT RELEVANT TO FOX POWER PLANT
- FOX POWER PLANT SITE NOT HARMONIOUS WITH EXISTING USE
- NEIGHBORHOOD AND ADJOINING PROPERTY VALUES SUBSTANTIALLY IMPACTED



EXISTING
SUBURBAN RESIDENTIAL USE
SR-1 ZONING



TOPOGRAPHICAL MAP
SHOWING GREAT ELEVATION
VARIANCE MAKING
LANDSCAPE SCREENING
MITIGATION INEFFECTIVE



APPROXIMATELY 70 HOMES AND 140 LOTS OVERLOOKING PROPOSED SITE



VIEW OF POWER PLANT FROM RESIDENCES



MONTANA PUBLIC SERVICE COMMISSION PRESS RELEASE – June 16, 2016

Montana's consumer advocate concerned with effect current solar energy price has on ratepayers

“Our action today to protect NorthWestern Energy's customers from unreasonably priced solar power is a compromise that still allows solar energy development to continue across the state.” said PSC Chairman Brad Johnson, R-East Helena. NorthWestern Energy submitted testimony to the Commission estimating that anticipated small solar projects could create over \$215 million in additional costs to their customers over the next 25 years if the PSC didn't suspended the current rate of \$66 per megawatt hour.

Speaking to the Commission's decision, Commissioner Roger Koopman, R-Bozeman, said, “I totally agree with the Montana Consumer Council, that the Commission needed to take swift and decisive action in defense of ratepayers. These outdated standard rates are so inflated that consumers are taking huge hit. Meanwhile, out-of-state solar developers are flooding into Montana, anxious to capture the windfall profits....”

BILLINGS GAZETTE – June 10, 2016

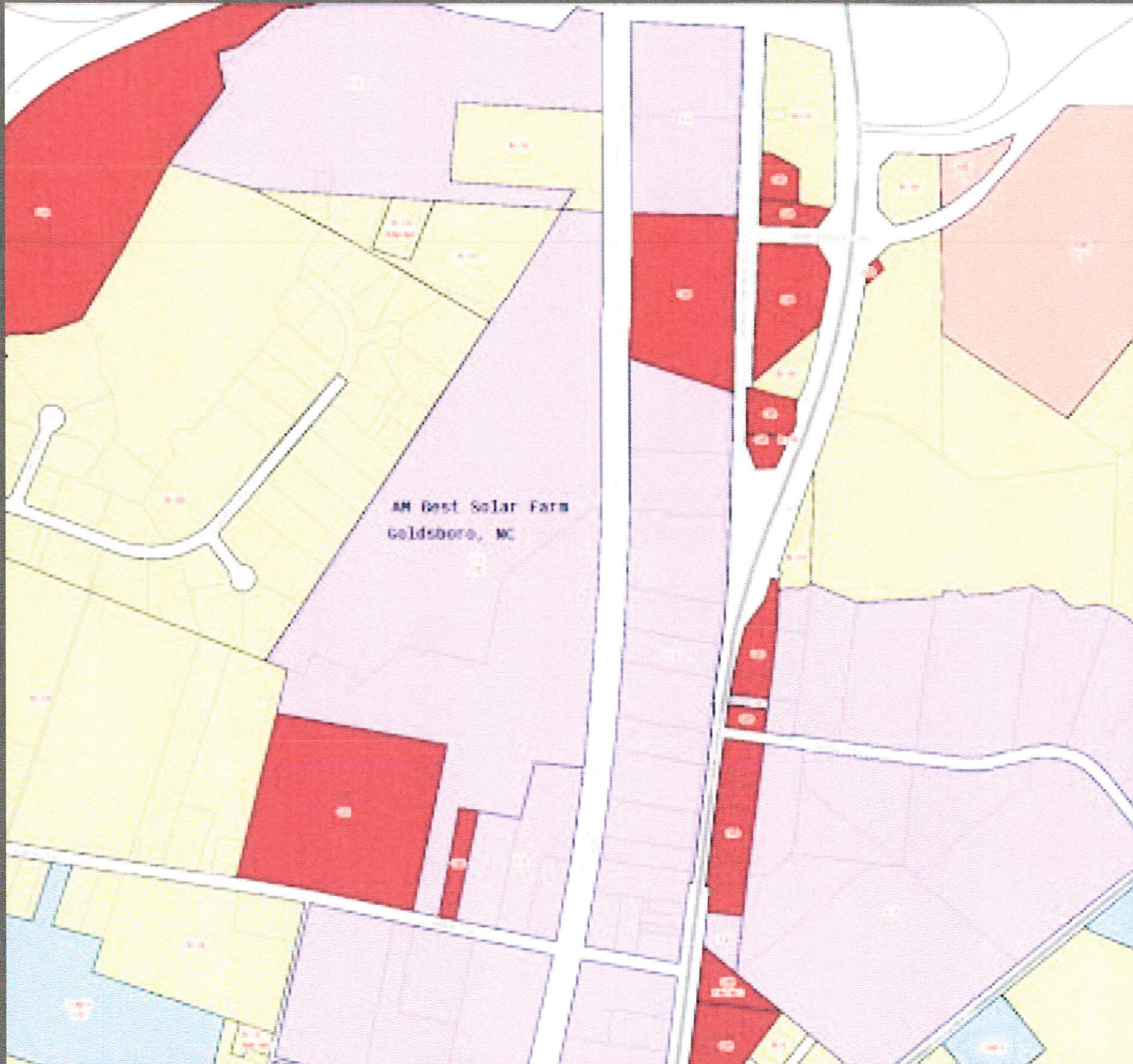
The mandated price it [NorthWestern Energy] must pay to small commercial solar projects of 3 megawatts or less is too high and hurting consumers. The projects, known as qualifying facilities, or QFs have been popping up like dandelions because Montana's guaranteed rate is too generous, according to the utility.

“For each 3 megawatt project, the differential between the QF rate and the rate we propose is about \$5 million per solar contract,” said John Alke, NorthWestern Attorney.

A CLOSER LOOK AT KIRKLAND APPRAISALS PROPERTY VALUE ANALYSIS



AM BEST SOLAR PLANT GOLDSBORO, NC



INDUSTRIAL
COMMERCIAL/ BUSINESS
RESIDENTIAL
HIGHWAY BUSINESS DISTRICT

INDUSTRIAL ZONING SITE

CONTRASTED TO

SUBURBAN RESIDENTIAL
OF FOX SOLAR PLANT





Google earth

Tour Guide

1993

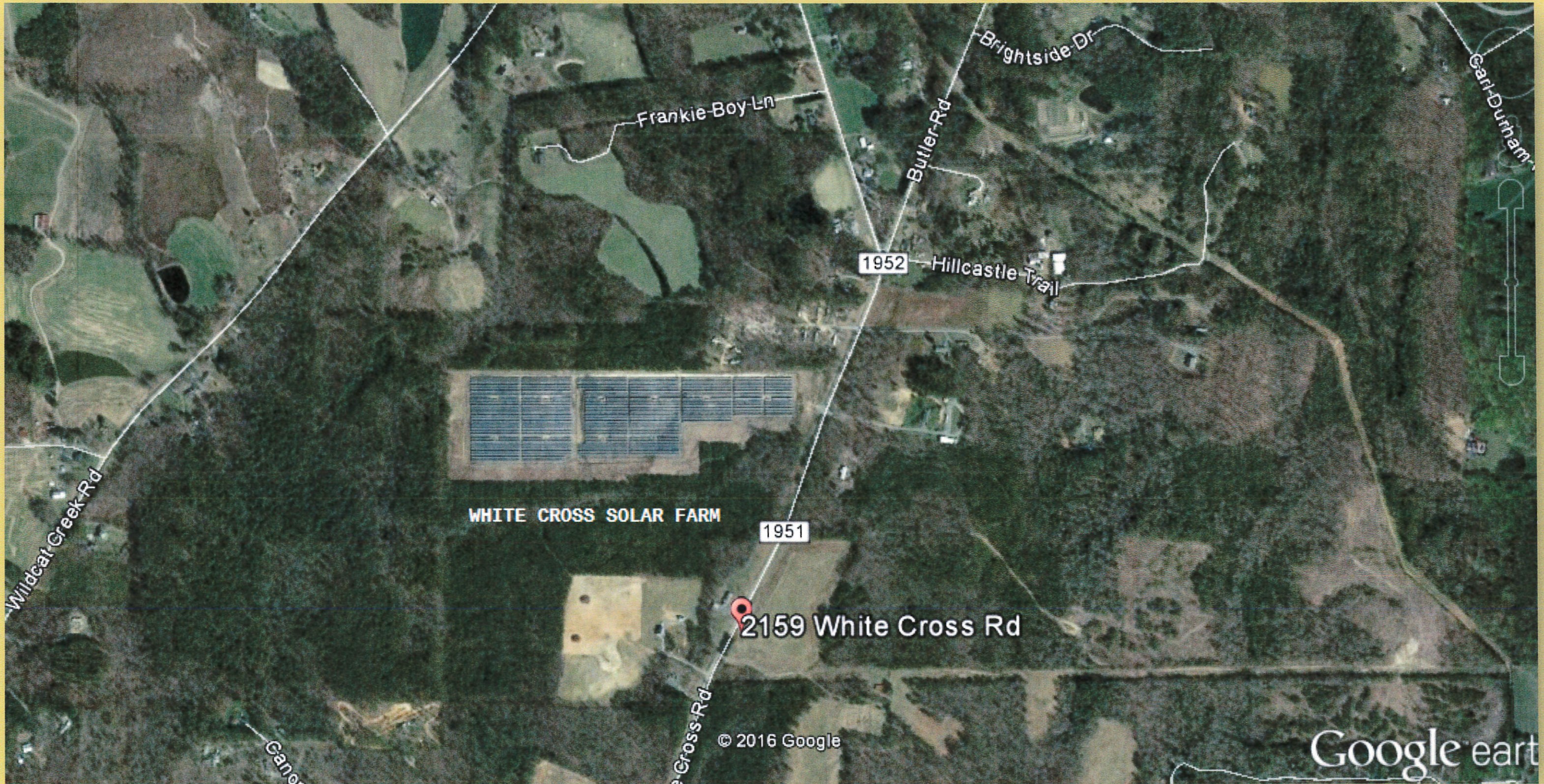
35°25'10.37" N 77°59'20.71" W elev 201 ft eye alt 464 ft



ACTUAL PHOTOS FROM PAGE 7 OF
KIRKLAND APPRAISALS REPORT

NOTE: EXTENSIVE EXISTING VEGETATION
PROVIDING EFFECTIVE SCREENING FROM AM BEST





WHITE CROSS SOLAR PLANT, NC



VIEW FROM WHITE CROSS ROAD ADJACENT TO SOLAR POWER PLANT



HEAVILY WOODED AREA CLEARED FOR
WHITE CROSS POWER PLANT